

## FY 2024 Summary of Changes

Section	Page	Admin. Plan Current Language	Admin. Plan New Language	Reason for Change	GHA Comment
4.2	32	The TDD telephone Number is 336-271-3319	Change the language to 711 for free interpreters.	GHA- no longer have a TDD telephone number.	GHA change based on discussion
5.2	38		Add Fair share Vouchers	GHA- Add new voucher program	GHA- Add new voucher program
5.4	41	As-risk	At-Risk	GHA Correction	GHA Correction
8.2	60	FSS Portability	<p>A family participating in the FSS program is generally required to lease a unit in the initial PHA's jurisdiction for a minimum of 12 months after the effective date of the contract of participation. Initial PHAs may allow a move during this 12-month period. After this 12-month period, FSS families may move under portability as long as they are eligible to move under regular HCV program regulations and requirements.</p> <p>FSS regulations allow an FSS family that ports to continue participation in the initial PHA's FSS program, if the FSS family demonstrates to the satisfaction of the initial PHA that the family will be able to fulfill its responsibilities under the initial or a modified contract of participation. At the receiving PHA's discretion, FSS families that port may be admitted into the FSS program of the receiving PHA. In certain cases, participation in FSS for a family that moves under portability will not be possible: refer to PIH 2016-08 for further guidance on how this portability may affect the participant's continued eligibility under the FSS program.</p>		Accept language due to participants wishing to transfer to our jurisdiction that are currently enrolled in FSS.
9.1	67		To determine annual income, the Greensboro Housing Authority counts the most recent annual income of all family members, excluding the types	PIH Notice 2018-18	Accept language from most recent EIV notice. All income is not represented in EIV, nor can

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			and sources of income that are specifically excluded. Once the annual income is determined, the Greensboro Housing Authority subtracts all allowable deductions (allowances) as the next step in determining the Total Tenant Payment.		Employment income from EIV be used as the calculation method.
9.2	67		A. 1. Go to (or on behalf of) the family head or spouse (even if temporarily absent) or to any other family member, or 2. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; 3. Are not specifically excluded from annual income. 4. Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access	24 CFR 5.609	Accept new language based on HUD definition.
9.2	69		B. 3. Retirement accounts and educational savings accounts will not be considered a net family asset. The threshold for imputing income from assets increases from \$5,000 to \$50,000, (any actual income from assets under \$50,000 is still included).	PIH Notice 2016-05	Accept change reflecting assets increase from \$5,000 to \$50,000.
9.2	74		Expenses related to attending an institution of higher education must not be included as tuition. Examples of these expenses include, but are not limited to, room and board, books, supplies, meal plans, transportation and parking, student health insurance plans, and other non-fixed sum charges. GHA must verify the amounts of tuition and required fees charged by the school when determining annual income. GHA may wish to verify those amounts using the student's bill or	PIH Notice 2015-21	Accept new language detailing expenses related to institutions of higher learning.

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		<p>account statement (including an online account statement) as provided by the school's bursar's office, or by contacting the bursar's office directly. Many institutions of higher education provide an itemized list covering tuition and fees that are charged to a majority of their students on their websites.</p>		
9.3 G	77-78	<p>G 4. Payments from training programs funded by HUD or qualifying Federal, State, Tribal or local employment training programs (including training programs not affiliated with a local government) and payments from training of a family member as resident management staff from the family's income</p> <p>G. 5 Nonrecurring income that will not be repeated in the coming year, based on information that the family provides, including lump-sum payments from lottery or other contest winnings, in § 5.609(b)(24)(vii). However, PHAs and owners would consider any actual or imputed returns from assets as income at the next applicable income examination, as may be required by § 5.609(a)(2). In the case where the lump sum addition to assets would lead to imputed income, which is unearned income, which increases the family's annual adjusted income by ten percent or more, then the addition of the lump sum to the family's assets will trigger an immediate interim reexamination of income. This reexamination of income must take place as soon as the lump sum is added to the family's net family assets unless the addition takes place in the last 3 months of family's income certification</p>	HOTMA Language	Accept language referring to Training programs.

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			period and the PHA or owner chooses not to conduct the examination;		
9.3 H-N	80		<p>h. Income and distributions from any Coverdell education savings account or any qualified tuition program.</p> <p>k. Amounts received from civil rights settlements or judgments regardless of how the payment is structured (i.e., lump sum or distribution over time)</p> <p>n. Amounts directly received by the family as a result of State refundable tax credits or State tax refunds at the time that they are received.</p> <p>cc. Additional Income Exclusions, asset exclusions, including:</p> <ul style="list-style-type: none"> <li>• Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home</li> <li>• Veterans' aide and attendant care</li> <li>• Distributions of principal from non-revocable trusts, including Special Needs Trusts</li> <li>• State and/or Tribal kinship or guardianship care payments</li> <li>• The Value of any "baby bond" account</li> <li>• Loan proceeds disbursed to or on</li> </ul>	New language added from HOTMA	Accept detailed language

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			<p>behalf of a borrower, or loan proceeds received by a third party instead of the family, such as student loans or car loans</p> <ul style="list-style-type: none"> <li>• Payments received by Tribal members resulting from mismanagement of assets held in trust by the United States</li> <li>• Income received from any account under a retirement plan recognized by the IRS, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals; however, any distribution of periodic payments from these retirement accounts are included as income at the time they are received by the family</li> </ul>		
9.4	83-84	B. \$400 for any elderly family or disabled family	<p>B. \$525 for any elderly family or disabled family</p> <p>C. Hardship exemptions:</p> <ul style="list-style-type: none"> <li>• Health and medical care expenses or reasonable attendant care and auxiliary apparatus expenses increased, or</li> </ul>	HOTMA Change	Accept detailed language

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			<ul style="list-style-type: none"> <li>Financial hardship is a result of a change in circumstances that would not otherwise trigger an interim reexamination unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.</li> </ul> <p>D. GHA may extend the hardship exemption for childcare income deduction for additional 90-day periods if the family demonstrates that they are unable to pay their rent because of loss of the childcare expense deduction, and the childcare expense is still necessary even though the family member is no longer employed or furthering his or her education.</p>		
10.0	87	Age, relationship, U.S. citizenship, and Social Security numbers will generally be verified with documentation provided by the family. For citizenship, the family's certification will be accepted. (Or, for citizenship, documentation such as listed below will be required.) Verification of these items will include the <b>photocopies</b> Social Security cards and other documents presented by the family, the INS SAVE approval code, and forms signed by the family.	Age, relationship, U.S. citizenship, and Social Security numbers will generally be verified with documentation provided by the family. For citizenship, the family's certification will be accepted. (Or, for <b>eligible non-citizenship</b> , documentation such as listed below will be required.) Verification of these items will include the <b>original Social Security cards</b> and other documents presented by the family, the INS SAVE approval code, and forms signed by the family.	PIH Notice 2018-24	Accept detailed language
10.0	87	UIV is the verification of income through an independent source that systematically	UIV is the verification of income through an independent source that systematically <b>and</b>	PIH Notice 2018-24	Accept detailed language

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		maintains income information in computerized form for a large number of individuals.	<b>uniformly</b> maintains income information in computerized form for a large number of individuals.		
10.1	88-89	<p>2. An original or authentic document generated by a third-party source dated either within the 90-day period preceding the reexamination or GHA request date.</p> <p>The Greensboro Housing Authority <b>may</b> obtain <b>at least four</b> current and consecutive pay stubs for determining annual income from wages. For new income sources or when <b>four pay stubs</b> are not available, GHA will project income based on the information from a traditional written third-party verification form or the best available information.</p> <p><b>Note:</b> Documents older than <b>90</b> days (from GHA interview/determination or request date) are <b>acceptable</b> for confirming effective dates of income.</p>	<p>An original or authentic document generated by a third-party source dated either within the 60-day period preceding the reexamination or GHA request date.</p> <p>The Greensboro Housing Authority <b>will</b> obtain at least <b>Two</b> current and consecutive pay stubs for determining annual income from wages. For new income sources or when <b>Two</b> pay stubs are not available, GHA will project income based on the information from a traditional written third-party verification form or the best available information.</p> <p><b>Note:</b> Documents older than <b>60</b> days (from GHA interview/determination or request date) are <b>unacceptable</b> for confirming effective dates of income.</p>	<p>PIH Notice <a href="#">2018-18</a></p> <p>PIH Notice <a href="#">2018-18</a></p>	<p>Accept language stating 60 days, not 90.</p> <p>Change language from at least 4 check stubs to 2.</p>
	89	3. Also known as traditional third-party verification, a standardized form to collect information from a third-party source is distributed by the Greensboro	3. Also known as traditional third-party verification, a standardized form to collect information from a third-party source is distributed by the Greensboro Housing Authority.		Accept language to clean up how the third-party verification is sent.

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		Housing Authority. The form is completed by the third-party by hand (in writing or typeset) when sent the form by GHA.	The form is completed by the third party. GHA will send the form directly to the third-party source by mail, fax or email.		
10.10	105		The Greensboro Housing Authority has decided that any family member with a fixed source of income that constitutes 90% or more of his or her income may have his or her income determined for annual reexaminations using a streamlined income determination unless the family requests a third-party verification. A streamlined income determination will be conducted by applying, for each fixed-income source, the verified cost of living adjustment (COLA) (if there has been one announced for that year) or current rate of interest to the previously verified or adjusted income amount.	HOTMA Streamline Verification	Accept this new language it gives GHA more flexibility
11.1	106	The Greensboro Housing Authority will not approve an initial rent or a rent increase in any of the tenant-based programs without determining that the rent amount is reasonable. Reasonableness is determined prior to the initial lease and at the following times:  A. Before any increase in rent to owner is approved;	The Greensboro Housing Authority will not approve an initial rent or a rent increase in any of the tenant-based programs without determining that the rent amount is reasonable. Reasonableness is determined prior to the initial lease and at the following times:  A. Before any increase in rent to the owner is approved; GHA must determine and document whether the proposed rent is reasonable compared to similar units in the marketplace and not higher than those paid by unassisted tenants on the premises. In determining if subsequent rent increases result in	PIH Notice 2020-19	Accept New language in reference to Rent reasonableness



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		<p>B. If 60 calendar days before the contract anniversary date there is a 10% decrease in the published FMR as compared to the previous</p> <p>C. If the Housing Authority or HUD directs that reasonableness be re-determined</p>	<p>rents that are reasonable for units occupied by families under voucher HAP contracts, the GHA must take into consideration any rent-setting policies by the owner for existing families. Any increases in rent over time for HCV/PBV-assisted families must be similar to increases charged to unassisted families who have lived in their units for approximately the same amount of time. In other words, rents for existing HCV/PBV-assisted families may not exceed the rents charged to unassisted families in comparable units who have been in a property for approximately the same amount of time.</p> <p>B. If 60 calendar days before the contract anniversary date there is a 10% decrease in the published FMR as compared to the previous FMR; This provision is designed to ensure that when the market goes down by a significant amount, GHA must reexamine rent reasonableness at the contract anniversary date, even if the owner does not propose a rent increase. When determining if this provision applies, GHA must compare the FMR in effect 60 days prior to the upcoming HAP contract anniversary date with the FMR in effect one year before the upcoming anniversary date. and</p> <p>C. If the Housing Authority or HUD directs that reasonableness be re-determined.</p> <p>D. In addition to the four instances cited above, the PHA may at its discretion also determine rent reasonableness at any other time. At all times during</p>		
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			the assisted tenancy, the rent to the owner may not exceed the most recently determined or re-determined reasonable rent amount.		
13.2	131	During the interview, the family will provide all information regarding income, assets, deductions (eligible expenses), or other information necessary to determine the family's share of rent, and all other information necessary to comply with regulations for federally assisted housing. The family will sign the HUD consent form and other consent forms that later will be mailed to the sources that will verify the family circumstances. GHA will conduct a criminal background check on all <b>family members 15 years of age and older</b> . The background check will include sex offender registry screening.	During the interview, the family will provide all information regarding income, assets, deductions (eligible expenses), or other information necessary to determine the family's share of rent, and all other information necessary to comply with regulations for federally assisted housing. The family will sign the HUD consent form and other consent forms that later will be mailed to the sources that will verify the family circumstances. GHA will conduct a criminal background check on <b>all family members 18 years of age</b> and older. The background check will include sex offender registry screening.	GHA correction of age to 18 years old.	
13.2.4	134	A. When families report zero income and have no income excluded for rent computation, GHA has an obligation to pursue verification of income that reflects the family's lifestyle. One method is to examine the family's circumstances every 90 days until they have a stable income. Families reporting zero income will be scheduled for a conference with the specialist. Zero income families will be required to	A. When families report zero income and have no income excluded for rent computation, GHA has an obligation to pursue verification of income that reflects the family's lifestyle. Zero income families will be required to document on the Zero Income Integrity Information form expenses for: telephone, cable TV, food, clothing, transportation, health care, childcare, debts, household items, etc. and whether any of these costs are being paid by an individual outside the family.		Discuss the changes on how to proceed.

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		document on the Zero Income Integrity Information form expenses for: telephone, cable TV, food, clothing, transportation, health care, childcare, debts, household items, etc. and whether any of these costs are being paid by an individual outside the family.			
17.1	152	The Greensboro Housing Authority Board of Commissioners authorizes the <b>Executive Director</b> to expend without prior Board approval up to \$100,000 or such other amount as established in the GHA Procurement Policy for authorized expenditures.	The Greensboro Housing Authority Board of Commissioners authorizes the <b>Chief Executor Officer</b> to expend without prior Board approval up to \$100,000 or such other amount as established in the GHA Procurement Policy for authorized expenditures.		GHA- Correction of Title
19.0	153	<b>Owned Housing</b>	<p><b>Owned Housing</b></p> <p>Definition of PHA-owned units. In accordance with HOTMA, a unit is “owned by a PHA” if the unit is in a project that is:</p> <p>a) Owned by the PHA (which includes a PHA having a “controlling interest” in the entity that owns the unit).</p> <p>(b) Owned by an entity wholly controlled by the PHA; or</p> <p>(c) Owned by a limited liability company (LLC) or limited partnership in which the PHA (or an entity wholly controlled by the PHA) holds a controlling interest in the managing member or general partner.</p> <p>Controlling interest means:</p>	PIH Notice <a href="#">2017-20</a> HOTMA implementation guidance to changes to definitions of PHA-owned housing and update as needed.	Accept the changes to define Owned Housing

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			<p>(a) Holding more than 50 percent of the stock of any corporation; or</p> <p>(b) Having the power to appoint more than 50 percent of the members of the board of directors of a non-stock corporation (such as a non-profit corporation); or</p> <p>(c) Where more than 50 percent of the members of the board of directors of any corporation also serve as directors, officers, or employees of the PHA; or</p> <p>(d) Holding more than 50 percent of all managing member interests in an LLC; or</p> <p>(e) Holding more than 50 percent of all general partner interests in a partnership; or</p> <p>(f) Having equivalent levels of control in other ownership structures. Most ownership structures are already covered in the categories listed above. This last category is meant to cover any ownership structure not already listed in the categories above. Also, under this category (f), a PHA must have more than 50 percent control in that ownership structure (an equivalent level of control) for the project to be considered PHA-owned.</p>		
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21.1 E.3	160-161	<p>Effect of Family Unit Size Limitation - Initial Issuance</p> <p>The Greensboro Housing Authority will issue the family an enhanced voucher based on its Subsidy Standards, not on the actual size of the unit the family is currently occupying. However, if the family wishes to stay in the property, but is living in an oversized unit, the enhanced voucher family must move to an appropriate size unit in the property if one is available. To the extent there are more over-housed families than appropriate size units available at any time, the Greensboro Housing Authority will determine based on family circumstances (age, frailty, etc.) which families will be required to move.</p>	<p>Effect of Family Unit Size Limitation - Initial Issuance</p> <p>The GHA will do a Voucher Issuance and Housing Authority Determination of the Family's Over-housed Status. Under a Housing conversion action, the Housing Authority issues an eligible family an enhanced voucher based on the GHA subsidy standards (see 24 CFR §982.402), not the actual size of the unit the family is currently occupying. A PHA must approve requests for a larger bedroom size to permit additional bedrooms if it may be necessary as a reasonable accommodation for a household with a family member with a disability, such as for example, to accommodate the need for a live-in aide or for medical equipment (see 24 CFR part 8). If the bedroom size of the family's unit exceeds the number of bedrooms for which the family qualifies under the PHA subsidy standards, the family is an over-housed family unless the family qualifies for a reasonable accommodation because one or more family member(s) need an additional bedroom. If an over-housed family chooses to move from the project at any time, the normal tenant-based voucher program rules apply to the subsidy calculation for the new unit. In such a case, the payment standard is the lower of the payment standard for the family unit size under the PHA subsidy standards or the payment standard for the actual size of the unit rented by the family (see 24 CFR §982.402(c)). However, if an over-housed family wishes to remain at the project, the regular voucher program requirements regarding the payment standard are not applicable and the</p>	<p>PIH Notice 2016-02</p>	<p>Accept changed to ensure consistency with over-housed enhanced voucher family's policy.</p>
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			provisions of this notice apply.		
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21.1 E.3			<p>When GHA is informed that an appropriate size unit is available, the Housing Authority must immediately notify the over-housed family of the availability of the unit and the family must move to the appropriate size unit in a reasonable time (as determined by GHA, but not to exceed 30 days) to continue to receive enhanced voucher assistance. The family and owner will enter into a new lease and the PHA will execute a new voucher HAP contract with the owner for the appropriate size unit. The enhanced voucher subsidy calculation is based on the gross rent for the appropriate size unit. If the family requests an extension due to hardship where exceptions may be granted upon request by the family that would allow for an extension of time when moves within the established timeframe would create extreme hardship (such as a reasonable accommodation). The PHA’s policy must balance the family’s need for an extension to the established timeframe and the economic need for the owner to re-lease the unit.</p>		
21.1 E.5	164		<p>Enhanced voucher assistance under Section 8 differs from regular tenant protection vouchers in two major respects if the family elects to remain at the project. First, a higher “enhanced” payment standard is used to determine the amount of the housing assistance payment when the gross rent of the unit exceeds the normally applicable GHA payment standard. Second, the family must continue to contribute towards rent an amount that is at least the amount the family was paying for rent at the time of the eligibility event. This minimum rent</p>	PIH Notice 2019-12 New Language	Accept New language regarding Enhanced vouchers.

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			contribution is known as the enhanced voucher minimum rent.		
21.1. E6	166-167		<p>If the enhanced voucher family’s rent suffers a significant decrease in income (a decrease of at least 15 percent from the family income on the date of the eligibility event, that the enhanced voucher minimum rent changes from the dollar amount the family was paying for rent to the percentage of income the family was paying for rent at the time of the eligibility event. Specifically, for families who were previously unassisted on the eligibility event, the family’s revised enhanced voucher minimum rent is the greater of;</p> <p>(A) the percentage of the monthly adjusted income the family paid for gross rent on the effective date of the eligibility event, or</p> <p>(B) 30 percent of the family’s current adjusted monthly income.</p> <p>For families who were previously assisted under a project-based or tenant-based contract on the eligibility event, the family’s revised enhanced voucher minimum rent is the greater of;</p> <p>(A) the percentage of adjusted monthly income the family Total Tenant Payment (TTP) or the voucher family share on the effective date of the eligibility event, or</p> <p>(B) 30 percent of the family’s current adjusted Monthly income.</p>	PIH Notice 2019-12 New Language	Accept New language regarding Enhanced vouchers.



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22.1	181	<p>D. Families will not be required to repay the GHA in cases where the housing authority has miscalculated income resulting in the family being undercharged if the difference in the determination of a family’s adjusted income is \$30 or less per month (de minimis). De minimis protections apply to all calculations of income, not just during interim reexaminations. PHAs must take corrective action to credit or repay a family if the family has been overcharged for their family share as a result of an error in determining income, even if the amount is de minimis.</p>	<p>HOTMA Change- A 1/1/24 new De minimis protection for tenants.</p>	<p>Accept new changes</p>
23.4	183	<p>The depository account may be part of the GHA overall accounts or a separate account. Therefore, GHA has the option to:</p> <p>(1) Deposit the FSS escrow account funds into a separate bank account which will be used to account solely for the FSS escrow; or</p> <p>(2) Deposit the FSS escrow account funds into a bank account that is used for other GHA activity. GHA must ensure that FSS escrow funds are used only for the permitted uses of escrow and HUD approved. This account may be part of the GHA’s overall accounts, as long as it is in compliance with § 984.305(a)(2).</p> <p>Treatment of forfeited FSS escrow account funds. FSS escrow account funds forfeited by the FSS family must be used by the PHA or owner for the benefit of the FSS participants.</p>	<p>PIH Notice 2022-20 to verify consistency.</p>	<p>Accept new changes regarding FSS escrow accounts.</p>

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			<p>(i) Specifically, such funds may be used for the following eligible activities:</p> <p>(A) Support for FSS participants in good standing, including, but not limited to, transportation, childcare, training, testing fees, employment preparation costs, and other costs related to achieving obligations outlined in the CoP;</p> <p>(B) Training for FSS Program Coordinator(s); or</p> <p>(C) Other eligible activities as determined by the Secretary.</p> <p>ii) Such funds <b>may not</b> be used for salary and fringe benefits of FSS Program Coordinators; general administrative costs of the FSS program, for housing assistance payments (HAP) expenses or public housing operating funds; or any other activity determined ineligible by the Secretary.</p>		
28.0	205	<p>The 20% cap can be exceeded without limitation for units being converted under the Rental Assistance Demonstration (RAD), HUD-VASH units specifically issued for project basing, units that previously received certain other HUD housing subsidies as described in Notice published in the January 18, 2017, Federal Register, and for others reason that may be established by HUD.</p> <p>Under the Rental Assistance Demonstration, the 25 percent limitation on the units that may receive Project Based Voucher assistance in a project is increased to 50 percent. An Owner may still project-</p>	<p>Increased project cap. Up to the greater of 25 units or 40 percent (instead of the greater of 25 units or 25 percent) of the units in a project may be project-based when the project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey 5-Year Estimates. A project that qualifies for the increased project cap at the time of HAP contract execution continues to qualify for the exception for the length of the contract regardless of changes in the poverty rate for the census tract in which the project is located.</p>	HOTMA PBV language	Accept changes to Lead Based

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		base 100 percent of the units provided at least 50 percent of the units at the project qualify for the exception for elderly, disabled, or families receiving supportive services, or are within single-family properties. For applicable program rules for complying with the supportive services exception, see 24 CFR 983.56(b)(2) (II)(B).			
28.2		<p>The Greensboro Housing Authority will follow the policies as outlined in Section 12.0 Inspection Policies and Housing Quality Standards of this HCVP Administrative for the Project-Based Voucher Program except when the physical condition standards at 24 CFR 5.703 do not apply to the Project-Based Voucher Program and the lead-based paint requirements at 24 CFR 982.401(j) do not apply to the Project-Based Voucher Program.</p> <p>The PIH notice has Lead Based Paint PBV requirements; GHA may summarize some of their requirements</p>	<p>Project Based Voucher Program requirements: PBV units, while funded through the Tenant-Based Rental Assistance/HCV program appropriation, are regulated under the Lead Safe Housing Rule (LSHR) as project-based assistance under 24 CFR Part 35, Subpart H. This program clarification was issued in a 2004 amendment to the LSHR.6 Under Subpart H, owners of target housing properties receiving more than \$5,000 annually per unit in project-based assistance are required to ensure that target housing receives a lead risk assessment by a certified risk assessor, regardless of whether there is a child under age 6 in residence, and that occupants are notified of the results of the risk assessment. Owners must ensure that lead-based paint hazards identified by the risk assessment receive interim controls by a certified renovation or abatement firm, that clearance by a certified risk assessor is passed before re-occupancy occurs, and that assisted occupants are notified of the results of the hazard reduction activity. Owners must monitor and maintain any remaining lead-based paint and the hazard controls, with annual visual assessments and a reevaluation with dust testing every two years by a certified risk assessor. The housing authority is</p>	PIH Notice 2017-13	Accept language on details regarding LBP

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			responsible for the Monitoring of owner's compliance with LSHR (Lead Safe Housing Rule). Please refer to PIH notice 2017-13 for further guidance on monitoring steps to be taken by the owner and GHA.		
41.1	258	Under the Violence Against Women Act (VAWA, notwithstanding the title of the statute, protections are not limited to women but cover victims regardless of sex, gender identity or sexual orientation), Housing Choice Voucher participants have the following specific protections, which will be observed by the Greensboro Housing Authority.	VAWA protections cover tenants and assisted families, as defined under applicable program regulations. VAWA protections also cover applicants when they are applying for admission to a covered housing program. VAWA protections are not limited to women. Victims of domestic violence, dating violence, sexual assault, or stalking are eligible for protections without regard to sex, gender identity, or sexual orientation. Victims cannot be discriminated against the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age, and HUD programs must also be operated consistently with HUD's Equal Access Rule, which requires that HUD-assisted and HUD-insured housing are made available to all otherwise eligible individuals and families regardless of actual or perceived sexual orientation, gender identity, or marital status. GHA may find instances of domestic violence, dating violence, sexual assault, or stalking against youth (those under the age of 18 years old) living in an assisted household for which the family may need to exercise VAWA protections to protect the youth victim. GHA will exercise the same documentation and confidentiality procedures in assisting a family in this situation	PIH Notice <a href="#">2017-08</a>	Accept language from VAWA protection.

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41.1.1	258		<p>The VAWA Final Rule provides that an applicant for assistance or a tenant/participant receiving assistance under a covered housing provider may not be denied admission to, denied assistance under, terminated from participation in, or evicted from housing on the basis or as a direct result of the fact that the applicant or tenant/participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy. (See 24 CFR 5.2005(b)(1).)</p>	VAWA Final rule expanded	Accept new language
41.2.1.1	262	<p>HUD-approved form - By providing to GHA or to the requesting Section 8 owner or property manager a written certification, on the form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence, sexual assault, or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD- approved form, and the completed certification must include the name of the perpetrator, only if the name of the perpetrator is safe to provide and is known to the victim.</p> <p>Kept the above but added item B.</p>	<p>B. Other documentation — A document Signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional or a mental health professional (collectively, “professional”) from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse: 2) Signed by the applicant or tenant; and 3) That specifies, under penalty of perjury, that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection and remedies under the VAWA Final Rule, and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking under 24 CFR 5.2003; or c. A record of a Federal, State, tribal, territorial or local law enforcement agency (may include a police report), court, or administrative agency; or d. At the discretion of a covered housing provider, a</p>	PIH Notice <a href="#">2017-02</a> .	Accept changes to Self-Update this section to include Self-Petitioner Verification Procedures

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			statement or other evidence provided by the applicant or tenant		
41.2.2	263	Removed: Police or court record – by providing to GHA or to the requesting Section 8 owner or property manager a Federal, State, tribal, territorial, or local law enforcement or court record describing the incident or incidents in question.	The GHA or owner must accept any of the above items (A – B), as provided under 24 CFR 5.2007. For example, form HUD-5382 must be accepted in lieu of any of the third-party documents outlined above, if the individual chooses to self-certify to satisfy the GHA or owner’s request for documentation; and the submitted documentation does not contain conflicting information	Added VAWA documentation language.	
42.1	267	On March 8, 2012, HUD issued PIH Notice 2012-18, Rental Assistance Demonstration This notice (Notice) provides program instructions for the Rental Assistance Demonstration (RAD or Demonstration), including eligibility and selection criteria. RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), which provided fiscal year 2012 appropriations for HUD (2012 Appropriations Act).  (this paragraph was revised with the new language)	RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113-235, approved December 16, 2014), the Consolidated Appropriations Act, 2016 (Pub. L. No. 114-113, approved December 18, 2015), the Consolidated Appropriations Act, 2017 (Pub. L. No 115-31, approved May 5, 2017), and section 237 of Title II, Division L, Transportation, Housing and Urban Development, and Related Agencies, of the Consolidated Appropriations Act, 2018 (Pub. L. 115-141, approved March 23, 2018) collectively, the “RAD Statute.” RAD has two separate components	Notice PIH <a href="#">2019-23</a> supersedes prior RAD notices including 2012-18	Accept new language on RAD
42.2	267	PHAs will apply competitively to convert assistance of projects in accordance with the terms of this Notice. Under this component of RAD, PHAs may choose between two forms of Section 8 Housing	Where the PHA converts assistance of a public housing project to Section 8 PBVs, the HAP Contract will be administered by the agency with which HUD has entered into the applicable Voucher ACC (which in many cases will be the same agency	PIH Notice <a href="#">2019-23</a>	Accept new language that supersede 2012-18

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	<p>Assistance Payment (HAP) contracts: project-based vouchers (PBVs) or project-based rental assistance (PBRA). No incremental funds are authorized for this component. PHAs will convert their assistance at current subsidy levels, subject to applicable program rent caps. Applications must be submitted for specific projects. Following review and selection of application, HUD will provide the PHA with a Commitment to enter into a Housing Assistance Payment (CHAP), following which the PHA will have to present a Financing Plan for HUD to approve. After HUD approval of the long-term viability of the Financing Plan and successful closing of the conversion, the project will receive a long-term Section 8 HAP contract. Upon conversion, RAD PBV communities (covered projects) will be removed from the public housing program and will be released from the public housing Declaration of Trust (DOT). Where the PHA converts assistance of a public housing project to Section 8 PBVs, the project will be administered by the agency on whose Annual Contributions Contract (ACC) the vouchers are assigned (which in many cases will be the same agency that is converting assistance). PBV contract rents will be equal to the project's current funding, subject to a cap, and will be adjusted annually by an operating cost factor at each anniversary of</p>	<p>that is converting assistance). Contract rents will be established according to the terms described in this Notice and will be adjusted annually by HUD's published OCAF on each anniversary of the HAP Contract, subject to the availability of appropriations for each year of the contract (see Section 1.6.B.5 and Attachment 1C) and the rent reasonableness requirement discussed later in this Notice. The initial contract will be for a period of at least 15 years (up to 20 years upon approval of the administering Voucher Agency). At or prior to the expiration of the initial contract and each renewal contract thereafter, the Voucher Agency shall offer, and the Project Owner shall accept, a renewal contract for the prescribed number and mix of units, either on the site of the project subject to the expiring contract or, upon request of the Project Owner and subject to PHA and HUD approval, at another site through a future transfer of assistance. Each project with a PBV HAP Contract will also be subject to a RAD Use Agreement that will renew with the HAP Contract on the property assisted by the HAP Contract. Further, the administering Voucher Agency (i.e., the Contract Administrator) will provide a Choice-Mobility option to residents of Covered Projects in accordance with section 1.6.D.8. With the exception of provisions identified in this Notice (as well as retained flexibilities of Moving to Work (MTW) agencies), all regulatory and statutory requirements of the PBV program in 24 CFR part 983, and applicable standing and subsequent Office of Public and Indian Housing guidance, including related handbooks, shall apply</p>		
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## FY 2024 Summary of Changes

		the HAP contract, subject to the availability of appropriations for each year of the contract term. Each project with a PBV contract will also carry a concurrent renewable RAD Use Agreement			
42.3	269	Site selection. HUD waives compliance with PBV Goals and the provisions thereof, including deconcentration of poverty and expanding housing and economic opportunity for the existing site.	Site Selection and Neighborhood Standards. Where a PHA is planning to convert assistance under RAD, the PHA must comply with all applicable site selection requirements as set forth in this Notice and in accordance with any additional applicable guidance provided by HUD. Site selection requirements set forth at 24 CFR § 983.57 shall apply to RAD conversions to PBV assistance and site selection requirements set forth at Appendix III shall apply to RAD conversions to PBRA assistance. Site selection must be consistent with the requirements of the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act. Choice Neighborhoods Implementation projects are subject to the site and neighborhood standards published in the applicable NOFA. See the RAD Fair Housing, Civil Rights, and Relocation Notice (Notice H 2016-17 PIH 2016-17 (HA)) for a full description of Site and Neighborhood Standards requirements in RAD and the situations under which HUD will perform an up-front review.	Updated Site Selection language based on PIH notice 2019-23	Accept updated changes



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42.4-D	270	Pursuant to the RAD statute, the statutory and regulatory PBV requirements governing contract rents will apply, except that rents cannot exceed “current funding	No additional or incremental funding is associated with this Demonstration. HUD has calculated initial contract rents for every public housing project based on each project’s subsidy under the public housing program. All RAD applications, including applications for Portfolio Awards, will have initial contract rents based on their “RAD rent base year” described in Attachment 1C. PHAs have additional discretion in establishing initial contract rents using the following flexibilities	Language inserted as per PIH notice 2019-23	Accept updated language
			<ul style="list-style-type: none"> <li>• RAD Rent Base Years. All RAD applications, including applications for Portfolio or Multiphase awards, will have initial contract rents based on their “RAD rent base year.” Prior to conversion, these rents will be adjusted by HUD’s published OCAF until they are established in the HAP Contracts at the time of conversion.</li> <li>• Rent Bundling: Subject to HUD approval, PHAs may adjust subsidy (and initial contract rents) across multiple projects as long as the PHA does not exceed the aggregate subsidy for all of the projects the PHA has submitted for conversion under RAD.</li> </ul>		
			Utility Allowances The contract rents defined above are net of any utility allowances. Except for cases described below, the utility allowances used in the HAP Contract at closing must be the actual utility allowances that are in effect for each public housing unit type prior to conversion. The CHAP, which includes the rent schedule, must be updated prior to conversion to reflect current utility allowances.	Added U/A statement with regard to net rents	Accept updated language
43.2	272		GHA will insure to follow guidance through the RAD Fair Housing, Civil Rights and Relocation Notice and its relocation requirements	Added this notice; in order to comply with RAD's notice on fair housing/civil rights	Accept updated language

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44.0	273		Resident Opportunities and Self Sufficiency Service Coordinators (ROSS-SC) and Family Self-Sufficiency (FSS). In order to allow public housing residents currently participating in ROSS-SC or FSS to continue to do so following conversion, HUD is waiving provisions in section 34 of the Act that limit ROSS-SC to Public Housing and provisions in Section 23 of the Act that limits FSS to residents of public housing and the housing choice voucher program	PIH 2019-23 indicates that previous ROSS-SC/FSS rules are waived; not clear if additional language should be removed or not; as long as waiver is listed in the introduction of this section	Accept updated language
44.0	274	However, residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation. Consequently, 24 CFR 984.303(b)(5)(iii) does not apply to FSS participants in converted properties. Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.		Removed this paragraph since this FSS section is waived in the new PIH notice PIH 2019-23	Accept recommendation
Glossary Extremely Low- income families		except that HUD may establish income ceilings higher or lower than 30% of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.	Removed this paragraph it is not part of the ELI definition	PIH Notice <a href="#">2016-05</a>	Accept the language

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Glossary Definition of family			<p>Family includes but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:</p> <ul style="list-style-type: none"> <li>a. A group of persons residing together, and such group includes, but is not limited to:</li> <li>b. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);</li> <li>c. An elderly family;</li> <li>d. A near-elderly family;</li> <li>e. A disabled family;</li> <li>f. A displaced family; and</li> <li>g. The remaining member of a tenant family</li> </ul>	<p><a href="#">24 CFR 5.403</a></p> <p>Definition of family revised</p>	Accept the language
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Section	Page	ACOP Current Language	ACOP Plan New Language	Reason for Change	GHA Comment
7.1			New language- Change the language to Persons with disabilities who require reasonable accommodation in completing an application may call the Greensboro Housing Authority to make special arrangements to complete their application.	Outdate dated TDD phone number	
12.1			<p>B. \$525 for any elderly family or disabled family</p> <p>C. Hardship exemptions:</p> <ul style="list-style-type: none"> <li>• Health and medical care expenses or reasonable attendant care and auxiliary apparatus expenses increased, or</li> <li>• Financial hardship is a result of a change in circumstances that would not otherwise</li> </ul>	HOTMA Change	Please accept new language

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			<p>trigger an interim reexamination unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.</p> <p>D. GHA may extend the hardship exemption for childcare income deduction for additional 90-day periods if the family demonstrates that they are unable to pay their rent because of loss of the childcare expense deduction, and the childcare expense is still necessary even though the family member is no longer employed or furthering his or her education.</p>		
<b>15.9</b>	<b>66</b>		<p>This section was amended to change the title as follows:</p> <p>Charge such family as monthly rent for the unit occupied by such family an amount equal to the greater of—</p> <p>(1) the applicable fair market rent (FMR) for a dwelling unit in the same market area of the same size; or</p> <p>(2) the amount of the monthly subsidy which shall include any amounts from the Operating Fund and Capital Fund under section 9 used for the unit.</p>	HOTMA Change	Please accept new language

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<p><b>15.9-ACOP</b></p>		<p>Over-Income Families If, one year after the initial determination by Greensboro Housing Authority that a family’s income exceeds the over- income limit, and the family’s income continues to exceed the over-income limit, GHA must, as required by HUD regulation, provide written notification to the family that their income has exceeded the over-income limit for one year. The written notification shall further state that if the family’s income continues to exceed the over-income limit for the next twelve consecutive months, the family will be subject to either a higher rent (as determined on a HUD formula) - OR - termination based Admissions and Continued Occupancy Policy Greensboro Housing Authority on GHA’s policies. All notices will be provided in a manner appropriate for persons with hearing, visual or other disabilities. If the Greensboro Housing Authority discovers through an annual or interim exam that the family’s income falls below the over-income limit, the two-year period starts over again if the family exceeds the limit in the future. The termination or higher rent payment decision will be made after HUD publishes additional information and guidelines. Exempted from this regulation are families with a valid Family Self-Sufficiency (FSS) contract, or families where at least one family member is receiving the Earned Income Disregard benefit.</p>	<p>Families participating in the public housing program must not have incomes that exceed the over-income limit for more than twenty-four consecutive months. Once a family has exceeded the over-income limit for twenty-four (24) consecutive months, the PHA must notify the family in writing and charge such family as monthly rent for the unit occupied by such family an amount equal to the greater of (1) the applicable fair market rent (FMR) for a dwelling unit in the same market area of the same size; or (2) the amount of the monthly subsidy which shall include any amounts from the Operating Fund and Capital Fund under Public Housing Program (Section 9 of 1937 Housing Act) used for the unit.</p>	<p>HOTMA Change</p>	
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